

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



NOTICE OF A MEETING
MANVEL ZONING BOARD OF ADJUSTMENT MEETING
April 30, 2024

NOTICE IS HEREBY GIVEN
6:00 P.M.

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Zoning Board of Adjustment will convene a regular meeting at the Manvel City Hall, located at 20031 Hwy 6, Manvel Tx 77578 for the purpose of discussing and if appropriate, take action with respect to the following items:

NOTE: The ZBOA of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. They may discuss the items on this agenda in any order.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-489-0630 for further information.

Regular Session

Call to Order

Roll Call

- Pos #1 Martina McNickles
- Pos #2 Ronald Keels
- Pos #3 Derek Dalmolin
- Pos #4 Raf Lopez
- Pos #5 Kim Bickham

Pledge

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.

Public Comments: "Comment Card" Required

o Members of the public with business before the board, NOT scheduled on the agenda as a public hearing (that have submitted a public comment card) may have three (3) minutes to address the board. o The board may not participate in any discussion and cannot vote on the subject you present unless it is listed on the agenda as an action item.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING ZONING VARIANCES FROM CHAPTER 77, ZONING, SECTION 77-27(B)(1)&(2), MINIMUM LOT SIZE AND LOT WIDTH, WITHIN THE OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) ZONING DISTRICT FOR AN APPROXIMATE 0.9445 ACRE TRACT OF LAND GENERALLY LOCATED 475 FEET SOUTHWEST FROM THE SOUTHWEST CORNER OF PATTERSON ROAD AND CHOCOLATE BAYOU ROAD (PID 711015), SITUATED IN THE H.N. LITTLE SURVEY, ABSTRACT 319, BRAZORIA COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO BRIAN FURNACE BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2023016958 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; PROVIDING FOR VARIANCE TO THE MINIMUM LOT SIZE AND LOT WIDTH WITHIN THE OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT FROM THE CITY'S ZONING ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Consent Agenda

- A. Approve the meeting minutes to date.


Regular Agenda

- A. Consideration and possible action to approve Zoning Variances to Chapter 77, Zoning, Section 77-27(B)(1)&(2), Minimum Lot Size and Lot Width, within the Open-Single Family Residential (O-SFR) Zoning District for an approximate 0.9445 acre tract of land generally located 475 feet southwest from the southwest corner of Patterson Road and Chocolate Bayou Road (PID 711015).

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel is true and correct; and that I posted such notice on the bulletin board at the Manvel City Hall. A place convenient and readily accessible to the public on 04/26/2024 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**MANVEL ZONING BOARD OF ADJUSTMENT MEETING
NOTICE IS HEREBY GIVEN
6:00 P.M.**

MINUTES 4/18/2023

*Derek Dalmolin was sworn in before the meeting.

Regular Session

Call To Order and Roll Call

Chairman Raf Lopez called the meeting of the ZBOA to order at 6:04 p.m.

Those present were:

Pos #1 Martina McNickles

Pos #2 Ronald Keels (Vice-Chair)

Pos #3 Derek Dalmolin

Pos #4 Raf Lopez (Chair)

Pos #5 Kim Bickham

Pledge

Public Comments: "Comment Card" Required

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING A ZONING VARIANCE TO CHAPTER 77, ZONING, SECTION 77-27 (B) (1), MINIMUM LOT SIZE, CITY OF MANVEL, IN OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) ZONING DISTRICT FOR APPROXIMATE 0.972 ACRES OF LAND (INCLUDING RIGHT-OF-WAY DEDICATION) LOCATED ALONG THE SOUTHERN SIDE OF POLLARD DRIVE, ABUTTING THE PROPERTY AT 7028 POLLARD DRIVE ON THE EAST SIDE, DESCRIBED AS BEING A 0.972 ACRE TRACT OF LAND OUT OF LOTS 54 AND 60 ALLISON RICHEY GULF COAST HOME COMPANY'S SUBURBAN GARDENS SUBDIVISION SECTION 73 AS RECORDED IN VOLUME 2, PAGES 91-92 OF THE BRAZORIA COUNTY PLAT RECORDS IN THE H.T. & B. R.R. CO. SURVEY, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, PROVIDING FOR VARIANCES TO MINIMUM LOT SIZE IN THE OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) ZONING DISTRICT FROM THE CITY'S ZONING ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

The Public Hearing opened at 6:08 p.m.

1st call for comments -

Robert Gipson - 6539 Granbury, just south of the discussed property. Expresses his concern with flooding risk.

2nd call for comments -

Mike Knuckles - owner of subject property. Explained the history of the property. Requesting the variance so he can guarantee a buyer that they will be able to do something with the property.

3rd call for comments -

None

The Public Hearing closed at 6:19 p.m.

Regular Agenda

- A. Consideration and possible action to approve a Zoning Variance to Chapter 77, Zoning, Section 77-27.(b)(1), Minimum Lot Size, in Open-Single Family Residential (O-SFR) Zoning District. The subject site is located along the southern side of Pollard Drive, abutting the property at 7028 Pollard Drive on the east side.

Jose Abraham, City Planner provided an overview of the ordinance and requirements needed to be met in order for the variance to be granted.

Based on the criteria, staff is recommending approval with the following conditions:

1. The variance shall expire when the acreage of the subject site changes, whereby if it is made part of an adjoining lot or if the acreage is increased somehow, the variance would expire so that the lot cannot further go back to a reduced lot size.
2. The variance shall expire if the zoning designation changes from OSFR.

Raf Lopez made the motion to approve the variance with conditions. The motion was seconded by Derek Dalmolin.

The motion carried with a vote: 5/0

Yes: Martina McNickles, Ronald Keels, Derek Dalmolin, Raf Lopez, Kim Bickham

No: None

Absent: None

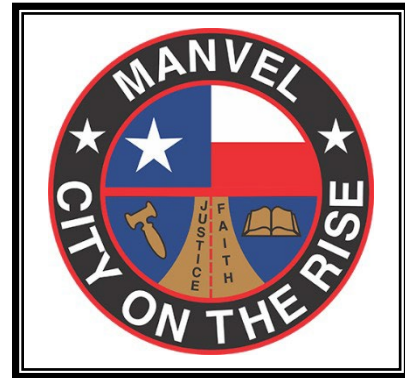
Adjourn

The meeting adjourned at 6:34 p.m.

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**MANVEL ZONING BOARD OF ADJUSTMENT MEETING
NOTICE IS HEREBY GIVEN
6:00 P.M.**

MINUTES 2/27/2024

Regular Session

Call To Order and Roll Call

Chairman Raf Lopez called the meeting of the ZBOA to order at 6:02 p.m.

Those present were:

- Pos #1 Martina McNickles - PRESENT
- Pos #2 Ronald Keels (Vice-Chair) - PRESENT
- Pos #3 Derek Dalmolin – PRESENT (Arrive late)
- Pos #4 Raf Lopez (Chair) - PRESENT
- Pos #5 Kim Bickham – PRESENT

Also Present:

- Robert Gervais, City Attorney
- Evan Duvall, Zoning Official
- Alyssa Deaton, Assistant City Secretary

Pledge

Public Comments: "Comment Card" Required

None

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING A ZONING VARIANCE TO CHAPTER 77, ZONING, SECTION 77-27.(B), MINIMUM LOT SIZE AND MINIMUM LOT WIDTH, IN OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) ZONING DISTRICT FOR AN APPROXIMATE 15,000 SQUARE FEET (0.334 ACRES) OF LAND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF KING STREET AND OLEANDER STREET (PID #658406), BEING LOTS 1 AND 2, BLOCK 49, OF THE TOWN OF MANVEL, A SUBDIVISION OF BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 69, OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS; PROVIDING FOR A VARIANCE TO THE MINIMUM LOT SIZE AND

February 27, 2024 ZONING BOARD OF ADJUSTMENT MEETING MINUTES

MINIMUM LOT WIDTH IN THE OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) ZONING DISTRICT FROM THE CITY’S ZONING ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

The Public Hearing opened at 6:06 p.m.

1st call for comments -

Joe Bolduc – Spoke in favor of the variance.

2nd call for comments –

Joe Ganzino - Spoke in favor of the variance.

3rd call for comments -

None

The Public Hearing closed at 6:12 p.m.

Regular Agenda

- A. Consideration and possible action to approve a Zoning Variance to Chapter 77, Zoning, Section 77-27.(B), Minimum Lot Size and Minimum Lot Width, in Open-Single Family Residential (O-SFR) Zoning District. The subject site is generally located on the Southwest corner of King Street and Oleander Street (PID #658406).

Evan Duvall, Zoning Official, provided a presentation of the request to ZBOA members. All criteria in order to grant the variance has been met. Staff is recommending approval of the variance.

Ronald Keels made the motion to approve. Martina McNickles seconded the motion.

The motion carried with a vote: 5/0

Yes: Martina McNickles, Ronald Keels, Derek Dalmolin, Raf Lopez, Kim Bickham

No: None

Absent: None

Adjourn

Raf Lopez made the motion to adjourn the meeting at 6:19 p.m. Kim Bickham seconded the motion.

The motion carried with a vote: 5/0

Yes: Martina McNickles, Ronald Keels, Derek Dalmolin, Raf Lopez, Kim Bickham

No: None

Absent: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



ZONING VARIANCE

Address: Generally located 475 feet southwest from the southwest corner of Patterson Road and Chocolate Bayou Road (PID 711015).
Legal Description: <i>see</i> Survey and Metes and Bounds description.
Applicant/Representative: Mary Antonette Ringor
Property Owner: Mary Antonette Ringor
Current Zoning: Open-Single Family Residential (O-SFR)
Request: Zoning variance to minimum lot area and minimum frontage requirement in the O-SFR zoning district
Applicable Land Use Regulations: Section 77-27 (b) (1) (2)
Exhibits: Application, Aerial Map, Zoning Map, Photograph of Frontage, Property Survey, and Metes and Bounds Description.
Submitting Staff: Evan DuVall, Zoning Administrator

Executive Summary
 The property owner (applicant) is requesting variance for a property generally located 475 feet southwest from the southwest corner of Patterson Road and Chocolate Bayou Road (PID 711015) Open-Single Family Residential (O-SFR) District. The property is currently 0.9445-acres and has a 20-foot front frontage from Patterson Road. The applicant is requesting a variance to the minimum lot area requirement to be able to build a single-family home on the property.

The requested variance, if granted will:

- Reduce the required minimum lot size from 1 acre to approximately 0.93-acre.
- Reduce the required minimum frontage from 120 feet to 20 feet.

Site Location



Manvel Zoning Board of Adjustment

Planning Department

City of Manvel

April 30, 2024



Staff Report

Variance Criteria

Manvel Code of Ordinances, Chapter 77, Zoning, Article III, Administration

Section 77-73., Zoning Board of Adjustment/Zoning Official and Section 77-74., Variances

After a public hearing consisting of 75% of the Zoning Board of Adjustment members, the Board shall place a concurring vote of 75% of the Board members to authorize a variation from the terms of a zoning ordinance. The Zoning Board of Adjustment shall not grant a variance unless it shall in each case, make specific written findings based directly upon the particular evidence presented to it which support written conclusions that:

- (1) The granting of a variance is necessary to secure appropriate development of a parcel of land which differs from other parcels in the zone by being of such restricted area, shape or slope that it cannot be appropriately developed without modification;
- (2) The granting of a variance will not be materially detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public health, safety and well-being or substantially diminish or impair property values within the neighborhood; and
- (3) The variance desired will not be contrary to the general purpose and intent of these regulations.

H.B. 1475 (effective September 1, 2021)

Allows an additional criterion to the three mentioned above, where by the ZBA can consider if “other matters” are in compliance with the City’s zoning ordinance. The items include:

- (1) The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the accessor for the municipality under Section 26.01. Tax Code;
- (2) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;
- (3) Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;
- (4) Compliance would result in unreasonable encroachment on an adjacent property or easement; or
- (5) The municipality considers the structure to be a nonconforming structure.

Overview

The property is located on Patterson Road and is zoned Open-Single Family Residential (O-SFR) district. The property is currently vacant, and the applicant/owner intends to build a single-family residence. The O-SFR zoning requires a minimum lot size of one acre and a minimum lot width of

Manvel Zoning Board of Adjustment

Planning Department

City of Manvel

April 30, 2024



120-feet measured at front setback. The survey provided by the applicant shows a total lot area of 41,141 SF or 0.9445 acres and a 20-foot minimum width at the building setback. When looking at the survey, it appears that a 30 x 20-foot portion of the property is currently shown as a roadway easement. This portion of the property will have to be dedicated as right-of-way during the development process, meaning the final acreage would be 0.9307 acres or 40,541 square-feet.

This property has obtained a Subdivision Variance approved by the City Council on April 1st, 2024. This Variance was seeking to vary the requirements of Chapter 62, Section 62-108(a)(4, 5, and 11), lot dimensions, residential lots not served by public water and sewer, and a flag or key shaped lot. As this Variance has been approved, this Zoning Variance is the final requirement to approve the lot configuration as shown on the survey for a single-family residence.

Therefore, the applicant is requesting a variance to Section 77-27 (b) (1) & (2) of the *Manvel Code of Ordinances* to decrease the required minimum lot size from 1 acre to 0.9242 acres or 40,260 square feet and minimum frontage from 120 feet to 20 feet.

Staff Recommendation

City staff recommends approval of the variance request to Section 77-27 (b) (1) & (2) of the *Manvel Code of Ordinances* for a property located at Patterson based on the following variance criteria:

Section 77-27 (b) (1) states, “The minimum lot area is one acre” and Sec.77-27(b)(2) states, “The minimum front lot width is 120 feet measured at the front setback line.”

1. *The granting of a variance is necessary to secure appropriate development of a parcel of land which differs from other parcels in the zone by being of such restricted area, shape or slope that it cannot be appropriately developed without modification.*

The property is currently less than one acre and has been oriented to be a flag lot. Since the applicant does not own any property abutting this property, the proposed development cannot happen without granting these proposed variances. To achieve the required frontage, the property owner only has one other property owner to obtain more acreage and frontage access.

2. *The granting of a variance will not be materially detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public health, safety and well-being or substantially diminish or impair property values within the neighborhood.*

Granting a variance will not be materially detrimental or injurious to other properties in the area. It will also not impair an adequate supply of light or air to adjacent property, will not substantially increase the congestion, fire danger, endanger the public health, safety and well-being of the neighborhood.

Manvel Zoning Board of Adjustment

Planning Department

City of Manvel

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3. *The variance desired will not be contrary to the general purpose and intent of these regulations.*

Since the reduction in lot area and the minimum frontage, granting variance will not be contrary to the general purpose and intent of the city of Manvel regulations which is promoting the health, safety, and general welfare of the city, and its inhabitants. Also, granting the variance and dedication of required right-of-way is beneficial in the implementation of the Major Thoroughfare Plan.

Zoning Board of Adjustment Public Notice

Notice of public hearing was published in a newspaper of general circulation. All property owners within 200-feet of the site were notified. At the time of writing this report, staff has not received informational inquiries or letters from anyone for or against the request. *Table 1: 200-foot Mailing Notification* provides a more detailed look at the mailing notifications.

Table 1: 200-foot Mailing Notification

Letters Sent	Letters Returned	In Favor	In Opposition	Information Only
9	0	--	-	--



PERMITS DEPARTMENT
 20025 HIGHWAY 6
 MANVEL, TX 77578
 PHONE: 281-489-0630
 FAX: 281-489-0634

ZONING VARIANCE APPLICATION

SITE INFORMATION

Project Name: Ringor's Residence
 Site Address or Legal Description: Samuel Patterson (AO319 HN Little) Lot 3A2-3B4
 Parcel/Tax ID# (s): 711015 Property Platted: YES NO
 Current Zoning: D-SFR Total Acreage: 0.9445 acres Total Lots: 1
 Project Description: Primary Home

OWNER & APPLICANT INFORMATION

Applicant Name: Mary Antonette Ringor Company Name: N/A
 Address: 8 Mira Loma Dr. City: Manvel State: Tx Zip: 77578
 Phone #: 805 861 0261 Email: maryringor@gmail.com
 Owner Name: Ardsley & Mary Antonette Ringor Company Name: N/A
 Address: 8 Mira Loma Dr. City: Manvel State: Tx Zip: 77578
 Phone #: 805 861 0261 Email: maryringor@gmail.com

ZONING VARIANCE INFORMATION

The zoning variance requested is (cite section from Chapter 77, Zoning, in the Code of Ordinances):
Sec 77-27 (b) (1&2)

Is granting the variance necessary to secure appropriate development of a parcel of land which differs from other zoning districts by being of such restricted area, shape, or slope that it cannot be appropriately developed without modification?

The zoning variance is necessary for us to develop the property due to its size and shape, which are not self-created

Will granting the variance be materially detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located?

Granting the variance will not be materially detrimental or injurious to other property because we will develop it as a primary home, just like the adjacent properties.



PERMITS DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
PHONE: 281-489-0630
FAX: 281-489-0634

Will granting the variance impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public health, safety, and well-being, or substantially diminish or impair property values within the neighborhood?

Granting the variance will not impair or diminish property values. In some way it will add to the value of the neighborhood once it is developed. We will also abide by the fire marshall recommendations as discussed during ^{subdivision} variance application.

Will the variance be contrary to the general purpose and intent of these regulations?
Our purpose will not be contrary to the general purpose & intent of regulations

DISCLAIMER & SIGNATURE



I certify that I am the owner or owner's representative of the property (with signed letter of authorization) and that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct.



[Signature]
Applicant Signature

4/3/24
Date



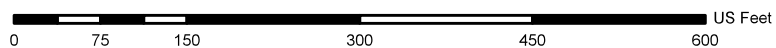
Ringor's Residence PID: 711015

-  PID: 711015
-  Parcels

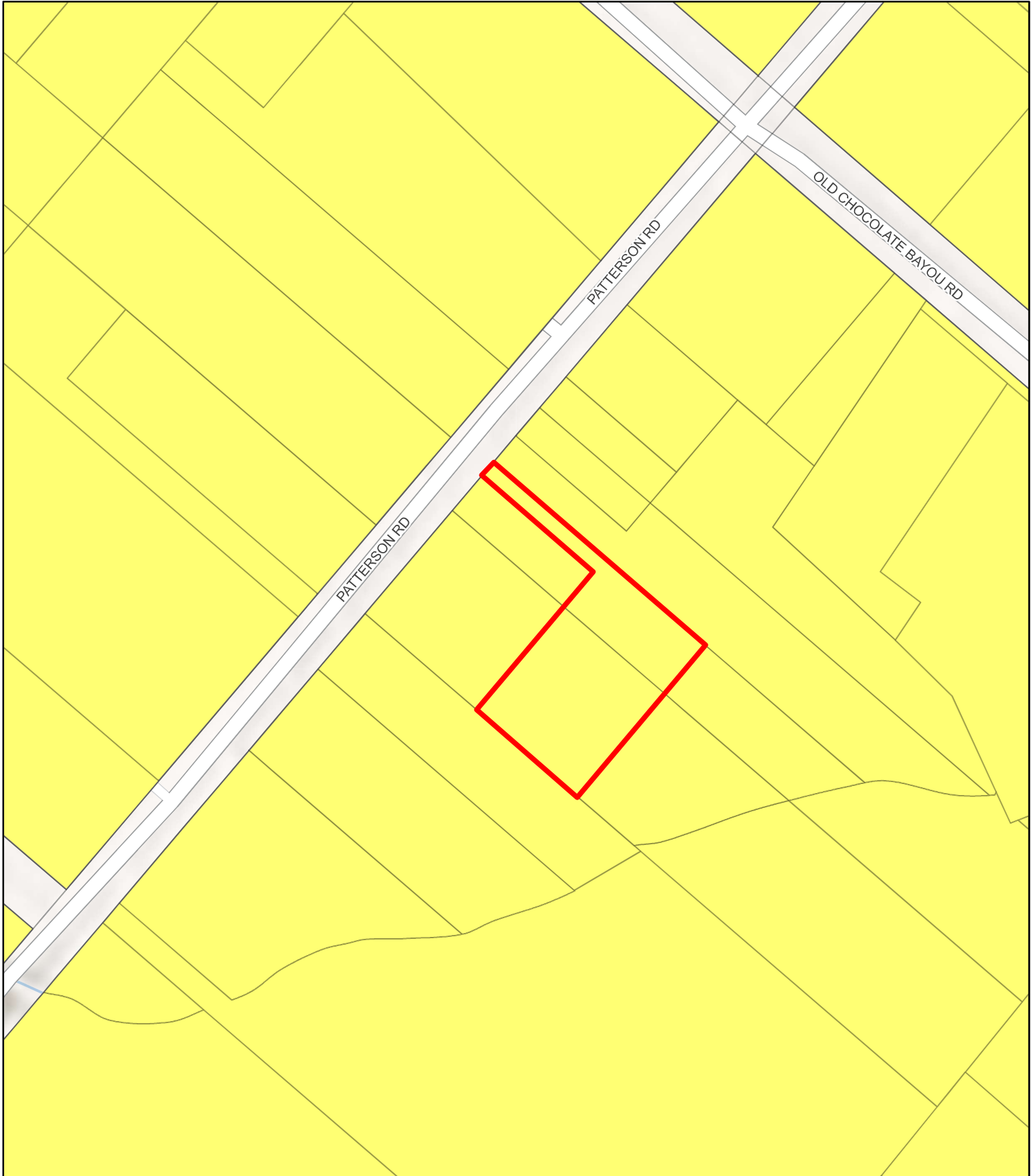
-  City of Manvel ETJ
-  City of Manvel City Limits



This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.

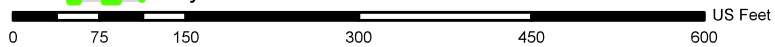


Date: March 2024
Reference: 2024021
Data Source: City of Manvel,
Brazoria County Open Data



Ringor's Residence PID: 711015

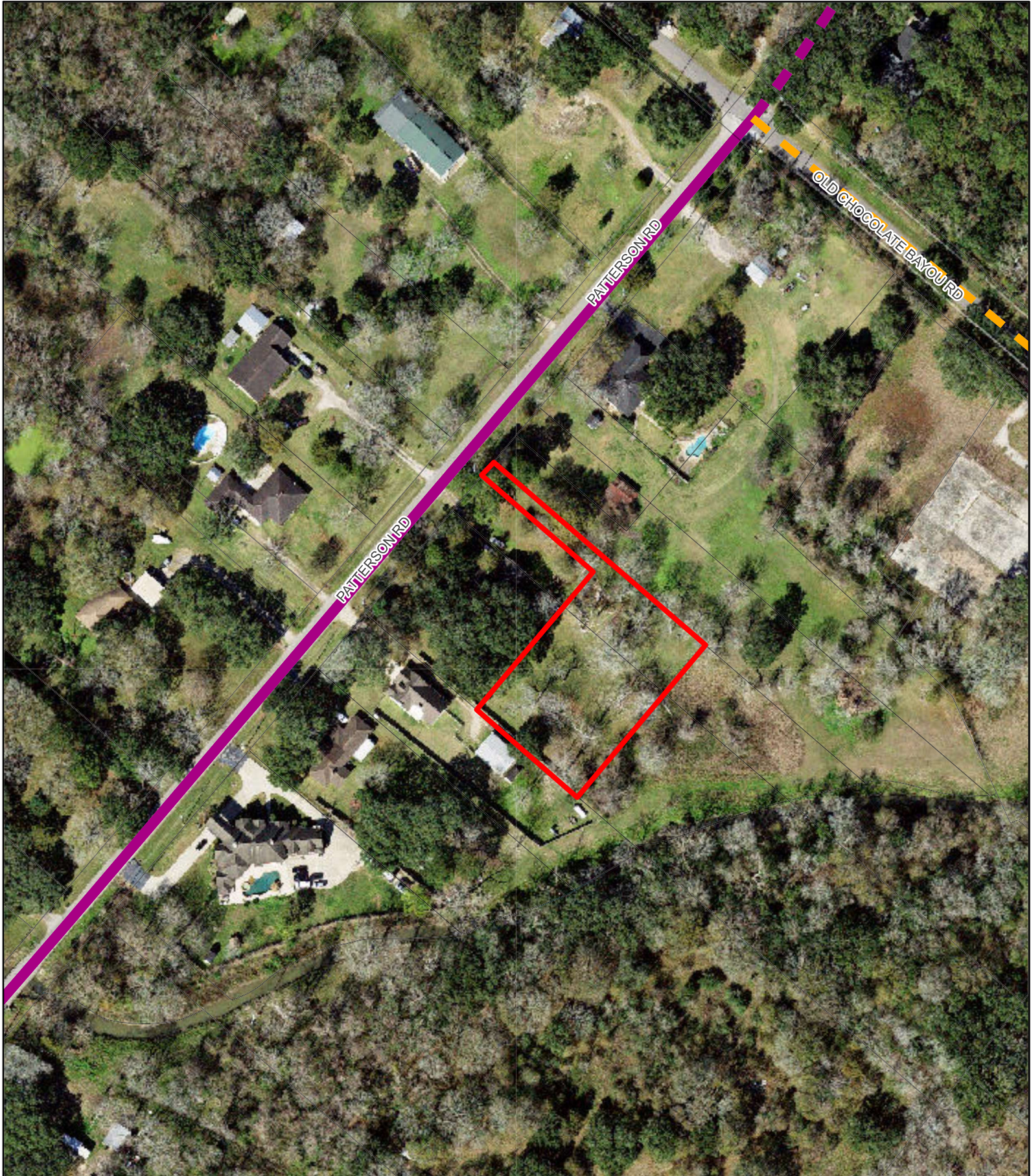
- PID: 711015
- City of Manvel City Limits
- Parcels
- Open Single-Family Residential District
- City of Manvel ETJ



This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.

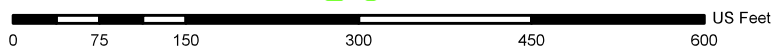


Date: March 2024
 Reference: 2024021
 Data Source: City of Manvel, Brazoria County Open Data



Ringor's Residence PID: 711015

- Proposed Collector (80' ROW)
- Parkway (120' ROW)
- | Proposed Parkway (120' ROW)
- PID: 711015
- Parcels
- City of Manvel City Limits
- City of Manvel ETJ



This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.



Date: March 2024
 Reference: 2024021
 Data Source: City of Manvel,
 Brazoria County Open Data



H. N. LITTLE
SURVEY
ABSTRACT 319

MARCUS SAMUEL HOLMES
C.F. NO. 2007057550
O.R.B.C.

REMAINDER OF
BRIAN FURNACE
C.F. NO. 2023016958
O.R.B.C.

MELINDA DEEL
& DAVID DEEL
C.F. NO. 2016004416
O.R.B.C.

FRANKIE L. WISNOSKI
& PEGGY L. WISNOSKI
C.F. NO. 2009016980
O.R.B.C.

FRANKIE L. WISNOSKI
& PEGGY L. WISNOSKI
C.F. NO. 2009016980
O.R.B.C.

LOT 3
SAMUEL PATTERSON
SUBDIVISION
VOL. 3, PG. 152
P.R.B.C.

0.9445 ACRES
(41,141 SQ.FT.)
(VACANT)

DESCRIPTION OF A TRACT OF LAND CONTAINING
0.9445 ACRES (41,141 SQUARE FEET) SITUATED
IN THE H. N. LITTLE SURVEY, ABSTRACT 319
BRAZORIA COUNTY, TEXAS:

BEING A TRACT OF LAND CONTAINING 0.9445 ACRES (41,141 SQUARE FEET),
SITUATED IN THE H. N. LITTLE SURVEY, ABSTRACT 319, BRAZORIA COUNTY,
TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO BRIAN FURNACE BY
DEED AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2023016958 OF THE
OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, BEING OUT OF LOT 3, OF
SAMUEL PATTERSON SUBDIVISION, A SUBDIVISION IN BRAZORIA COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3,
PAGE 152, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. SAID
0.9445-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND
BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF SAID TRACT HEREIN DESCRIBED, BEING
IN THE MARGINS OF PATTERSON ROAD (60 FEET WIDE), BEING LOCATED SOUTH
41°44'00" WEST, A DISTANCE OF 232.60 FEET FROM THE NORTH CORNER OF
SAID LOT 3;

THENCE SOUTH 47°55'09" EAST, AT 36.60 FEET PASSING A POINT ONLINE FOR
REFERENCE AT A DISTANCE OF 36.60 FEET (FROM WHICH A FOUND 5/8-INCH
IRON ROD BEARS NORTH 25°48' EAST, A DISTANCE OF 0.7 FEET), AND
CONTINUE FOR A TOTAL DISTANCE OF 356.66 FEET TO A FOUND 5/8-INCH
IRON ROD FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 41°44'00" WEST, A DISTANCE OF 230.65 FEET TO A FOUND
5/8-INCH IRON ROD FOR THE SOUTH CORNER OF SAID TRACT HEREIN
DESCRIBED;

THENCE NORTH 47°55'09" WEST, A DISTANCE OF 154.94 FEET TO A FOUND
5/8-INCH IRON ROD FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN
DESCRIBED;

THENCE NORTH 38°12'00" EAST, A DISTANCE OF 211.13 FEET TO A FOUND
5/8-INCH IRON ROD FOR AN INTERIOR CORNER OF SAID TRACT HEREIN
DESCRIBED;

THENCE NORTH 47°55'09" WEST, PASS A 2-INCH METAL POST ONLINE FOR
REFERENCE AT A DISTANCE OF 151.30 FEET AND CONTINUE FOR A TOTAL
DISTANCE OF 188.70 FEET TO A POINT IN THE MARGINS OF SAID PATTERSON
ROAD FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 41°44'00" EAST, WITHIN THE MARGINS OF SAID PATTERSON
ROAD, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING AND
CONTAINING 0.9445 ACRES (41,141 SQUARE FEET), MORE OR LESS.

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO BRIAN FURNACE, RECORDED IN COUNTY CLERK'S FILE NO. 2023016958 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A FILE REPORT PER THE REQUEST OF THE BUYER, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS LIMITED TO ANSLEY VALENCIA RINGOR AND MARY ANTONETTE GONAVA RINGOR FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGEND	
	CONCRETE
	GRAVEL
	ASPHALT
	POWER POLE
	FENCE
	WIRE
	WOOD
	OVER-HEAD UTILITY LINES
	LINE BEARING DISTANCE
	L1 N 41°44'00" E 20.00'

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.9445 ACRES (41,141 SQUARE FEET) SITUATED IN THE H. N. LITTLE SURVEY, ABSTRACT 319, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

	SURVEYOR CERTIFICATE: I, RICHARD FUSSELL, LICENSED SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE TRUE POSITION OF THE BOUNDARIES OF THE TRACT OF LAND DESCRIBED HEREON, AND THAT THE PLAT COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS EXCEPT AS SHOWN.	CLIENT: TBD ADDRESS: 5327 PATTERSON ROAD www.survey1inc.com survey1@survey1inc.com	FIELD CREW: JF TECH: WS
	DATE: 11-08-23	DRAFTER: JEB FINAL CHECK: JEB	DATE: 11-08-23

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Afton, TX 77512 | (281)363-1362

SCALE 1"=50'

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.9445 ACRES (41,141 SQUARE FEET) SITUATED
IN THE H. N. LITTLE SURVEY, ABSTRACT 319
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.9445 acres (41,141 square feet), situated in the H. N. Little Survey, Abstract 319, Brazoria County, Texas, being all of a tract of land conveyed unto Brian Furnace by deed as recorded under County Clerk's File No. 2023016958 of the Official Records of Brazoria County, Texas, being out of Lot 3, of Samuel Patterson Subdivision, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 3, Page 152, of the Plat Records of Brazoria County, Texas. Said 0.9445-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the north corner of said tract herein described, being in the margins of Patterson Road (60 feet wide), being located South 41°44'00" West, a distance of 232.60 feet from the north corner of said Lot 3;

THENCE South 47°55'09" East, at 36.60 feet passing a point online for reference at a distance of 36.60 feet (from which a found 5/8-inch iron rod bears North 25°48' East, a distance of 0.7 feet), and continue for a total distance of 356.66 feet to a found 5/8-inch iron rod for the southeast corner of said tract herein described;

THENCE South 41°44'00" West, a distance of 230.65 feet to a found 5/8-inch iron rod for the south corner of said tract herein described;

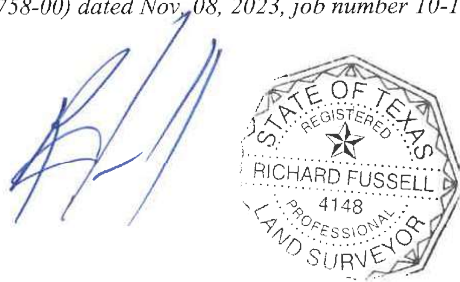
THENCE North 47°55'09" West, a distance of 154.94 feet to a found 5/8-inch iron rod for the southwest corner of said tract herein described;

THENCE North 38°12'00" East, a distance of 211.13 feet to a found 5/8-inch iron rod for an interior corner of said tract herein described;

THENCE North 47°55'09" West, pass a 2-inch metal post online for reference at a distance of 151.30 feet and continue for a total distance of 188.70 feet to a point in the margins of said Patterson Road for the northwest corner of said tract herein described;

THENCE North 41°44'00" East, within the margins of said Patterson Road, a distance of 20.00 feet to the POINT OF BEGINNING and containing 0.9445 acres (41,141 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Nov. 08, 2023, job number 10-129172-23.



Public Hearing Notice to run on Sunday 4/14/2024

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL TX 77578 AT 6:00 P.M. ON TUESDAY, APRIL 30, 2024, BEFORE THE MANVEL ZONING BOARD OF ADJUSTMENT, TO HEAR INPUT FROM THE PUBLIC REGARDING ZONING VARIANCES FROM CHAPTER 77, ZONING, SECTION 77-27(B)(1)&(2), MINIMUM LOT SIZE AND LOT WIDTH, WITHIN THE OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) ZONING DISTRICT FOR AN APPROXIMATE 0.9445 ACRE TRACT OF LAND GENERALLY LOCATED 475 FEET SOUTHWEST FROM THE SOUTHWEST CORNER OF PATTERSON ROAD AND CHOCOLATE BAYOU ROAD (PID 711015), SITUATED IN THE H.N. LITTLE SURVEY, ABSTRACT 319, BRAZORIA COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO BRIAN FURANCE BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2023016958 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; PROVIDING FOR VARIANCE TO THE MINIMUM LOT SIZE AND LOT WIDTH WITHIN THE OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT FROM THE CITY'S ZONING ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.